

REVISIONS	DWN. BY CHK. BY	POZNECKI-CAMARILLO E ASSOCIAT- ES INC. EXPRESSLY RESERVES ITS	DEL MAR INVESTMENT GROUP, LTD. ξ LAREDO WAREHOUSE, LTD.	JOB. NO. <i>OIOI3</i> DATE <i>MARCH, 2002</i>
	DWK. BT OIK. BT	COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHT RIGHT RIGHT OF THE ASSIGNED REPORT OF AN ARE TO BE ASSIGNED TO BE ASSIGNED ON OTHER PROPERTY WITHOUT FIRST OFT AND OTHER PROPERTY.	THE VILLAGE SUBDIVISION	DWN. BY D.G.III / J.L.D.  CHKD. BY A.M.O.  DWG FILE OIOI3POADD.DWG
		POZNECI CAMARILO CASSONE PLANNING  ENGINEERING SURVEYING PLANNING  1603 BABCOCK ROAD SUITE 260 SAN ANTONIO, TEXAS 78229 210/349-3273	PRELIMINARY OVERALL AREA  DEVELOPMENT PLAN	SHEET NO.



### City of San Antonio POADP APPLICATION

01 MAY 25 PM 3: 37

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted:	Name of POADP:	THE VILLAGE SUBDIVISION
DEL MAR INVESTMENT GROUP Owners: & LAREDO WAREHOUSE, LTD.	Consulting Firm: POZ	NECKI-CAMARILLO & ASSOC., INC.
Address/Zip code: 1202 DEL MAR BLVD STE.3	Address/Zip code 1	603 BABCOCK RD., STE.260
LAREDO, TX 78045	S	AN ANTONIO, TXX78229
Phone: (956) 727-1940	Phone: (210)	349-3273
Existing zoning: B-3	Proposed zoning:	B-3 AND R-7
Projected San Ant Council	Aquifer Recharge Zone: d # of Phases:2 onio City Limits? District:6 n map grid pg. 579,A-5	☑ Yes □ No ☑ Yes □ No
Land area being platted: Single Family (SF) Multi-family (MF) Commercial and non-res	Lots	Acres 51.296 0 2.952
Is there a previous POADP for this Site?	Name THE VILLAGE S	SUBDIVISION No. 473
Is there a corresponding PUD for this sit	e? Name N / A	No
Plats associated with this POADP or site	e? Name THE VILLAGE I	NO.950153
	Name THE VILLAGE 1	JNIT 9B No.950154 JNIT 9C No.950240
	Name THE VILLAGE	UNIT 9D No. 970024
Contact Person and authorized represent	As/	160-
Print Name: ABE OSIO	Signature: _///	& Sio
Date: 05-25-01 Pho	ne: (210)349-3273	Fax: (210) 349-4395

	name of the POADP and the subdivision;		
	indication of development phases on the POADP; RECEIVED		
perimeter property lines of the POADP (in a line weight and character distinguishable from lines);			
	copy of digital file  TERE OF PLANNING LAND DEVELOPMENT SERVICES DIVISION		
	North arrow and scale of the map;		
	Proposed land use by location, type and acreage;		
	delineation of the circulation system including all collectors, arterial, and local type "B" streets;		
	contour lines at intervals no greater than ten (10) feet;		
	legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;		
	existing adjacent or perimeter streets;		
	one hundred-year flood plain limits;		
	location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.		
	A complete application and certification, 8½ X 11reduction with eight (8) copies of the POADP map, all maps to be folded (accordion style & manageable size);		
	POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;		
	TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;		
	☐ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-3265;		
1	□ the POADP ☑ does □ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;		
	☐ The POADP ☐ is ☑ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;		
	☐ The POADP lies in the NORTHSIDE School District and they have been contacted concerning this development.  Page 2 of 3		
	(Application Revised Nov-8- 2000)		

☐ List Below all Major Throughfares that are adjacent to the property or included with in the boundaries.		
RECEIVED .		
I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.		

Certifying Representative:

Print Name: ABE 0510

Signature

If you have any questions please call Michael O. Herrera at 207-7900

(Application Revised Nov-8-2000)

Page 3 of 3

CULEBRA ROAD (F.M. 3487) 120' R.O.W.



#### SAN ANTONIO OF

February 22, 2002

Mr. Abe Osio

Poznecki-Camarillo & Assoc., Inc. 1603 Babcock Rd., Ste. 260 San Antonio, TX 78229

Re: The Villages Subdivision (Amendment)

POADP #473-A

Dear Mr. Osio:

The City Staff Development Review Committee has reviewed The Villages Subdivision Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 473-A. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- · Public Works, Storm Water Engineering Section has indicated as part of their conditional approval, the following shall be met at the time of platting:
  - 1. Coordinate Development with Culebra Creek Flood Plain.
  - 2. The Leon Creek Master Drainage Plan, identified a flood problem as (C-8) in this area. Investigate the matter with Storm Water Engineering.

Mr. Osio Page 2 February 22, 2002

- Development Services Engineering Division has indicated as part of their conditional approval the following conditions shall be met at the time of construction:
  - 1. The developer has agreed to reserve the right-of-way for the future re alignment of Timber Path. This re-alignment shall be directly aligned with Ansley Bend through this property. The reserved right-of-way and notation is shown on the POADP.
  - 2. The intersection of Culebra Road and Westover Hills Shall comply with the Texas Manual on Uniform Traffic Control Devices for partial traffic signal installation. (Unified Development Code (UDC), Article V, Division 2, Section 89, §(k) et. Seq.)
  - 3. The internal street design for this subdivision shall be in compliance with UDC, Article V, Division 4, Section 139, § (b) (3) et. Seq: "If the anticipated traffic volume at the midpoint of the Street is less than or equal to 500 vehicles per day, then the Street length shall not exceed twelve-hundred (1200) feet."
  - 4. Due to high speed and number of peak hour trips entering this development, the City of San Antonio recommends a dedicated northbound right-turn deceleration lane on Culebra Road at the intersection of Westover Hills.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formally POADP), to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Osio Page 3 February 22, 2002

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Emil R. Moncivais AIA, AICP Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services Richard De La Cruz, P.E. Senior Engineer Development Services

### CITY OF SAN ANTONIO Public Works Department

Interdepartment Correspondence Sheet

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TO:	Michael Herrera, Planning Department		200	95
FROM:	Development Services Engineering Division		enaliti enaliti enaliti enaliti enaliti	Pa D
COPIES TO: _	File		6	All Control of the Co
SUBJECT: _	The Village Subdivision, POADP		Level 1 T.I.A.	(a)
	* 2	Date:	March 5, 2002	

The Development Services Engineering Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Village Subdivision, POADP. The analysis is in compliance with the TIA Ordinance 91700.

This property is proposed to consist of 273 single family detached homes and two small commercial pad sites. Based on the 6<sup>th</sup> edition of the ITE Trip Generation Manual, this property is estimated to generate 369 peak hour trips. These trips will be distributed through two access points, Culebra Road at Westover Hills and Culebra Road at Ansley Bend.

- The developer has agreed to reserve the right-of-way for the future re-alignment of Timber Path. This
  re-alignment shall be directly aligned with Ansley Bend through this property. The reserved right-ofway and notation is shown on the POADP.
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- Due to high speed and number of peak hour trips entering this development, the City of San Antonio recommends a dedicated northbound right turn deceleration lane on Culebra Road at the intersection of Westover Hills.

Fodd Sang

Senior Engineering Technician

Approved by:

Richard L. De La Cruz, P.E.

Senior Engineer

TS/RLD ID 2002TIA0106

### CITY OF SAN ANTONIO Public Works Department

Interdepartment Correspondence Sheet

TO:	Michael Herrera, Planning Department		AR OF THE
FROM:	Development Services Engineering Division		9: 5: 1 ANN 1 1 OH
COPIES TO: _	File		<b>8</b> = 0
SUBJECT:	The Village Subdivision, POADP		Level 1 T.I.A.
		Date:	February 21, 2002

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- The intersection of Culebra Road and Westover Hills shall comply with the Texas Manual on Uniform Traffic Control Devices for partial traffic signal installation. (UDC Unified Development Code, Article V, Division 2, Section 89, § (k) et. Seq.)
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- The proposed commercial development, on the north and south side of the extension of Westover Hills, will not generate enough traffic to justify separate driveway openings on Culebra Road. Therefore, access to the commercial sites will only be permitted onto the extension of Westover Hills.
   UDC, Article V, Division 2, Section 72, § (c) (1) et. Seq.)

 Due to high speed and number of peak hour trips entering this development, the City of San Antonio recommends a dedicated northbound right turn deceleration lane on Culebra Road at the intersection of Westover Hills.

Todd Sang

Senior Engineering Technician

Approved by:

Richard L. De La Cruz, P.E. Senior Engineer

TS/RLD ID 2002TIA0106

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#### City of San Antonio Planning Department

Municipal Plaza Building 114 W. Commerce

Mailing address: P. O. Box 839966

San Antonio, TX 78283-3966



Pages sent including fax cover:

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If you do not receive all pages, please call 207-7873

Please deliver to:

Name: Abb Dsid

Title:

Organization:

Phone:

Fax: 349 - 4395

Name: Mila Hararra

Title:

Division:

Phone:

Fax: 207-7897

From:

Remarks:

# City of San Antonio Planning Department OF SAN ANTONIO DEPT. OF PLANNING Master Development Plan Sections OF DIRECTOR REQUEST FOR REVIEW SEP 26 PM 3: 01

COA PLANNING DEPT

(Check One)	Date: 6-23-0/
Waster Development Plan (MDP) (Formally Po	OADP) D P.U.D. Plan
Master Plan Community District (MPCD)	☐ Mixed Used District (MXD)
☐ Traditional Neighborhood Development(TN	D) 🖸 Military Airport Overlay Zone (MOAZ
<ul> <li>Manufactured Home Park Plan (MHPP)</li> </ul>	☐ Pedestrian Plan (PP)
Plat Certification Request	RECEIVED JULY 2 5 2001
Project Name: THE VILLE	FILE#_
Major thoroughfare, Neighborhoods, Master Pla	m, Master Development Plan and Historic
Preservation)	
To: Master Development Plan  Major Thoroughfare  Neighborhoods  Historic  SAWS Aquifer  Other:  Note: 15 copies (folded) with Request for Review agencies	☐ Street and Drainage ☐ TIA ☐ Zoning ☐ Fire Preservation ☐ Fire Protection ☐ Bexar County Public Works forms (attached) for respective departments or
City of San Antonio Pl	lanning Department use
FROM: Michael O. Herrera, Planner II	Date: 6-23-0/
SUBJECT: The attached item has been submitted	ed for your review, recommendation, and or
comment to the Planning Commission or Director	. If necessary, please circulate within your
department. Copy this review sheet as needed.	Mark your comments here and be prepared to
review at the next scahedule meeting. Your writ	ten comments are strongly encouraged for
documentation in the file.	
This item is tentative scheduled for 7-6-	before the (MDP) committee
June 21, 2001	

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CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF DIRECTOR

I recommend approval	I do not recommend approval 3: 01
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subdivider/agent, of the corrections needed	to remove this objection. Tel #
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Coordinate free preservation	1. Utilize Culebra creek as
gran belt wil houses taking	neighborhood connection
recommended.	
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Signature Title	Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 21, 2001

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# City of San Antonio Planning Department DEPT. OF PLANNING Master Development Plan Section FICE OF DIRECTOR REQUEST FOR REVIEW SEP 26 PM 3: 01

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1	Master Development Plan (MDP) (Formally POADP) DP.U.D. Plan
a	Master Plan Community District (MPCD)
	Traditional Neighborhood Development(TND) D Military Airport Overlay Zone (MOAZ)
	Manufactured Home Park Plan (MHPP)   Pedestrian Plan (PP)
	Plat Certification Request
	Project Name: THE VILLAST FILE#_
	Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic
	Preservation)
	To: Master Development Plan  Major Thoroughfare  Neighborhoods  Historic  SAWS Aquifer  Other:  Other:  Review forms (attached) for respective departments or agencies
•	City of San Antonio Planning Department use
	FROM: Michael O. Herrera, Planner II Date: 6-23-0/
	SUBJECT: The attached item has been submitted for your review, recommendation, and or
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	review at the next scahedule meeting. Your written comments are strongly encouraged for
	documentation in the file.
	This item is tentative scheduled for $7-6-01$ before the (MDP) committee

June 21, 2001

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CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF DIRECTOR

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Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 21, 2001

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#### City of San Antonio

### Planning Department CITY OF SAN ANTONIO Master Development Plan Section T. OF PLANNING REQUEST FOR REVIEW

01 SEP 26 PM 3: 02

(C	Check One)	Date: 6-23-0/
	Master Development Plan (MDP) (Formally POADP)	D P.U.D. Plan
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	FROM: Michael O. Herrera, Planner II	Date: 6-23-0/
	SUBJECT: The attached item has been submitted for you	ar review, recommendation, and or
	comment to the Planning Commission or Director. If nec	essary, please circulate within your
	department. Copy this review sheet as needed. Mark you	ur comments here and be prepared to
	review at the next scahedule meeting. Your written comm	nents are strongly encouraged for
	documentation in the file.	
	This item is tentative scheduled for 7-1-01	before the (MDP) committee
	June 21, 2001	

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Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.





### City of San Antonio Planning Department Master Development Plan Section DEPT. OF PLANNING REQUEST FOR REVIEW OFFICE OF DIRECTOR

01 SEP 26 PM 3: 02

C	Check ()ne)	Date: 6-23-0/
	Waster Development Plan (MDP) (Formally POADP)	🖸 P.U.D. Plan
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	agencies	
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	FROM: Michael O. Herrera, Planner II	Date: 6-23-0/
	SUBJECT: The attached item has been submitted for ye	our review, recommendation, and or
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	documentation in the file.	
	This item is tentative scheduled for $7-4-01$	before the (MDP) committee
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CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

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Jap Jaa	PLANNER	I	6-29-01	
Signature	Title		Date	

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 21, 2001

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#### City of San Antonio Planning Department Master Development Plan Section

#### REQUEST FOR REVIEW

(C	Theck One)		Date	6-23-01
	Master Development Plan (MDP) (Formall	y POADP)	P.U.D. Plan	
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Please returned this form to  $\underline{\text{Michael O. Herrera, Planner }\Pi}$  by next scheduled meeting.



#### City of San Antonio Planning Department Master Development Plan Section REQUEST FOR REVIEW

(Check One)	Date: 6-23-0/
Master Development Plan (MDP) (Formally POADP)	P.U.D. Plan
☐ Master Plan Community District (MPCD)	☐ Mixed Used District (MXD)
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Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.



## City of San Antonio Planning Department Master Development Plan Section FICE OF DIRECTOR REQUEST FOR REVIEW 1 SEP 26 PM 3: 02

(Check One)	Date: 6-23-0/
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Project Name: THE VILLAGE	FILE #
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SUBJECT: The attached item has been submitted for your	review, recommendation, and or
comment to the Planning Commission or Director. If neces	sary, please circulate within your
department. Copy this review sheet as needed. Mark your	comments here and be prepared to
review at the next scahedule meeting. Your written comme	nts are strongly encouraged for
documentation in the file.	
This item is tentative scheduled for 7-6-01 be	efore the (MDP) committee

June 21, 2001

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USA FLANNING DELL

#### PENDING TX DOT PELEASE

CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF DIRECTOR

I recommend app	roval $\square$	I do not recomp	endermonal 3: 02
On	, I notified		, the engineer/
subdivider/agent, of the cor-	rections needed to rer	nove this objection.	Tel #
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Comments: CULEBRA	RD IS ON T	THE MTP AND	TXDOT SYSTEX
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V.	<u> </u>	/ /	
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Ho ha	Alsnuer		062601
Signature	Title		Date

Please returned this form to  $\underline{\text{Michael O. Herrera, Planner } \underline{\text{U}}}$  by next scheduled meeting.



# City of San Antonio Planning Department Master Development Plan Section REQUEST FOR REVIEW

	10-3-01
(Check One)	Date: 6-23-61
Master Development Plan (MDP) (Formally POADP	P.U.D. Plan
Master Plan Community District (MPCD)	☐ Mixed Used District (MXD)
☐ Traditional Neighborhood Development(TND) ☐	Military Airport Overlay Zone (MOAZ)
	Pedestrian Plan (PP)
☐ Plat Certification Request	(2 MM NEYIEW
That Commences and The August Mark	(C
Project Name: THE VILLAS	FILE #
Project Name.	
Major thoroughfare, Neighborhoods, Master Plan, M	
Preservation)	Street and Drainage P. W.
☐ Major Thoroughfare ☐ Neighborhoods ☐ Historic ☐ SAWS Aguifer	Zoning Tree Preservation Fire Protection  Revar County Public Works
City of San Antonio Plann	ning Department use
FROM: Michael O. Herrera, Planner II	Date: 1 - 23 - 0/
SUBJECT: The attached item has been submitted for	or your review, recommendation, and or
comment to the Planning Commission or Director.	If necessary, please circulate within your
department. Copy this review sheet as needed. Ma	rk your comments here and be prepared to
review at the next scahedule meeting. Your written	comments are strongly encouraged for
documentation in the file.  7-5-5  This item is tentative scheduled for	hefore the (MDP) committee
This item is tentative scheduled for	Delote tile (IVII) Committee

I recommend approva		do not recommend	l annroyal
Onsubdivider/agent, of the correction	, I notifiedons needed to remove	e this objection. Tel #	, the engineer/
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	manes Francos A. ca Lacture		
Signature  Signature	M WATOR ONEINE Title MANAG		301.

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.



## City of San Antonio Planning Department Master Development Plan Section REQUEST FOR REVIEW

(Charle One)	70-3-01
(Check One)	Date: 6-23-01
Master Development Plan (MDP) (Formally POA	ADP) 🗘 P.U.D. Plan
☐ Master Plan Community District (MPCD)	☐ Mixed Used District (MXD)
Traditional Neighborhood Development(TND	) 🗅 Military Airport Overlay Zone (MOAZ
☐ Manufactured Home Park Plan (MHPP)	☐ Pedestrian Plan (PP)
☐ Plat Certification Request	(Z MN NEYIE
Project Name: THE VILLA	5/EFILE#
Major thoroughfare, Neighborhoods, Master Plan,	Master Development Plan and Historic
Preservation)	
☐ Major Thoroughfare ☐ Neighborhoods ☐ Historic ☐ SAWS Aquifer ☐ Other: ☐ Other:  Note: 15 copies (folded) with Request for Review for agencies	
City of San Antonio Plan	uning Department use
FROM: Michael O. Herrera, Planner II	Date: 6-23-0/
SUBJECT: The attached item has been submitted for	for your review, recommendation, and or
comment to the Planning Commission or Director.	If necessary, please circulate within your
department. Copy this review sheet as needed. Ma	ark your comments here and be prepared to
review at the next scahedule meeting. Your written	comments are strongly encouraged for
documentation in the file.  This item is tentative scheduled for $\frac{7-6-6}{2}$	

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K	Si Egi Assoc	10-5-01
Signature	Title	Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.



TRANSMITTAI	LETTER
DATE OF	7-03-01

		0		JOB NO.: <u>01013</u>		DATE: 05	-03-01
TO: 69	A-1	LANNI	NG	PROJECT: THE V	ILLAGE	SUBOIVI	910N
ATTN: E	DWAR	D Guz	MAN	RE:			
ADDRESS:	11.4	-Loon					
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РН#207	-79 M	7		☐ Acknowledge receipt of	enclosures.	FILE:	
1111/2/4		FAA#		☐ Return enclosures to us.		☐ Design ☐ Contract ☐ Construction ☐	☐ Survey ☐ Plat
WE TRANSM	IIT:	herewith	☐ under separ	rate cover via		the follow	ing:
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#### TRANSMITTAL LETTER

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TO: C.	5. A	PLANNI	NG	PROJEC	T. THE VIL	LAGE	SUBDIVI	HON	
ATTN: MICHAEL O. HERRERA				PROJECT: THE VILLAGE SUBDIVISION  RE:P.O.A.D.P.					
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		ZA BI		If enclosu	res are not as noted, I below, please:	please inforr	n us immediately.		
PH#_207-7900 FAX#					wledge receipt of end enclosures to us.	losures.	FILE:  Design Contract Construction	□ Survey □ Plat	
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#### TRANSMITTAL LETTER

				JOB NO.:	01013-0	19E	DATE: 03-	0502
TO. 65	A-P	LANNII	UG DEP	PROJECT	THE VI	LLAG	E SUBO	DWISION
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